



**US Army Corps  
of Engineers.**  
Philadelphia District

Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390  
ATTN: CENAP-OP-R

# Public Notice

Public Notice No.

**CENAP-OP-R- 200600724-24**

Date

**JUN 20 2006**

Application No.

File No.

In Reply Refer to:

**REGULATORY BRANCH**

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below.

APPLICANT: Richard and Victoria Ney

AGENT: Robert J. Catalano and Associates  
1020 Atlantic Avenue  
Atlantic City, NJ 08401

WATERWAY: Beach Thorofare

LOCATION: The project site is located at 2002 West Riverside Drive, Block 714, Lot 2, in the City of Atlantic City, Atlantic County, New Jersey.

ACTIVITY: The applicants propose to construct a fixed pier, with a ramp to a floating dock and two (2) boat lifts for mooring two (2) vessels. The fixed pier would be 4 feet wide and 207 feet long, with a 4 X 18' ramp leading to a 6 X 20' floating dock. Each of the two boat lifts, one on either side of the float, would be 10 X 13'. All construction materials are proposed to be non-polluting. The fixed pier would be a minimum of 4.5 feet above wetlands along the shore. The total structure, including the float and boat lifts, would extend approximately 180 feet waterward of the mean high water line, and would be 89 feet from the edge of the Federal navigation channel (New Jersey Intracoastal Waterway). The applicants propose to construct a house on the upland lot, outside the area of the Corps' jurisdiction. The applicants' lot is within "Osprey Estates," a 26-lot subdivision. Sheet 4 of the attached plans shows other potential docks that may be proposed for neighboring lots.

PURPOSE: The applicant's stated purpose for the project is to afford access to navigable water.

A preliminary review of this application indicates that the proposed work would not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and welfare of the people. A Department of the Army permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the proposed work should be submitted, in writing, within 15 days to the District Engineer, U.S. Army Corps of Engineers, Philadelphia District, Wanamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3390.

Review of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion therein are located within the permit area of the work.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act 1996 (Public Law 104-267), requires all Federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect Essential Fish Habitat (EFH). A preliminary assessment of the species listed in the "Guide to Essential Fish Habitat Designations in the Northeastern United States, Volume IV: New Jersey and Delaware", dated March 1999, specifically page 42,

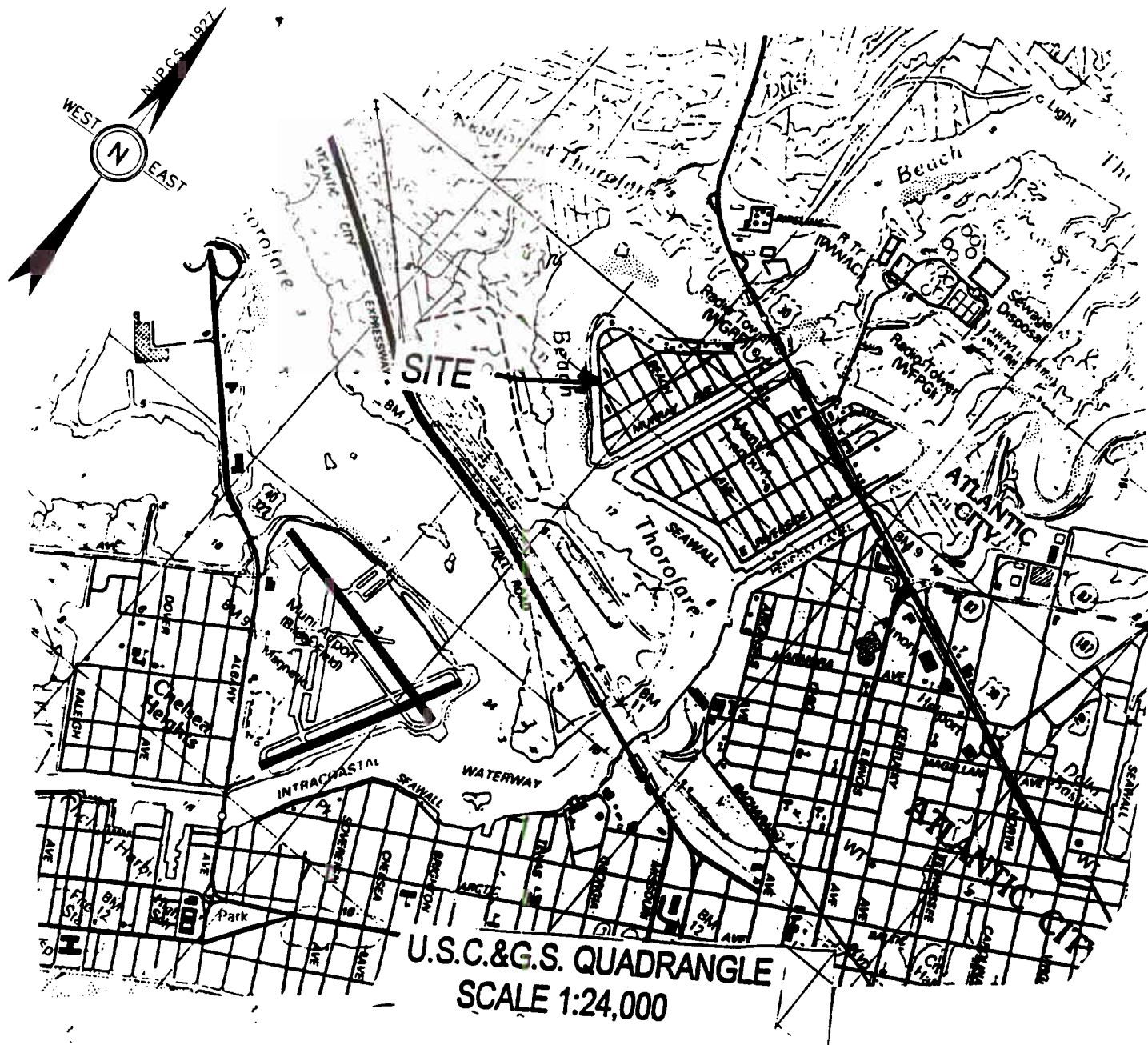
indicates that the proposed project would not have more than minimal adverse effect on any managed species, including winter flounder. This determination is based, in part, on the minimal disturbance to the waterway bottom and the use of non-polluting materials. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management Program. The applicant has stated that the proposed activity complies with and will be conducted in a manner that is consistent with the approved State Coastal Zone Management (CZM) Program. No permit will be issued until the State has concurred with the applicant's certification or has waived its right to do so. Comments concerning the impact of the proposed and/or existing activity on the State's coastal zone should be sent to this office, with a copy to the State's Office of Coastal Zone Management.

Any person may request, in writing, to the District Engineer, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state in writing, with particularity, the reasons for holding a public hearing.

Additional information concerning this permit application may be obtained by calling James N. Boyer at (215) 656-5826 between the hours of 1:00 and 3:30 p.m. or writing this office at the above address.

  
Frank J. Cianfrani  
Chief, Regulatory Branch



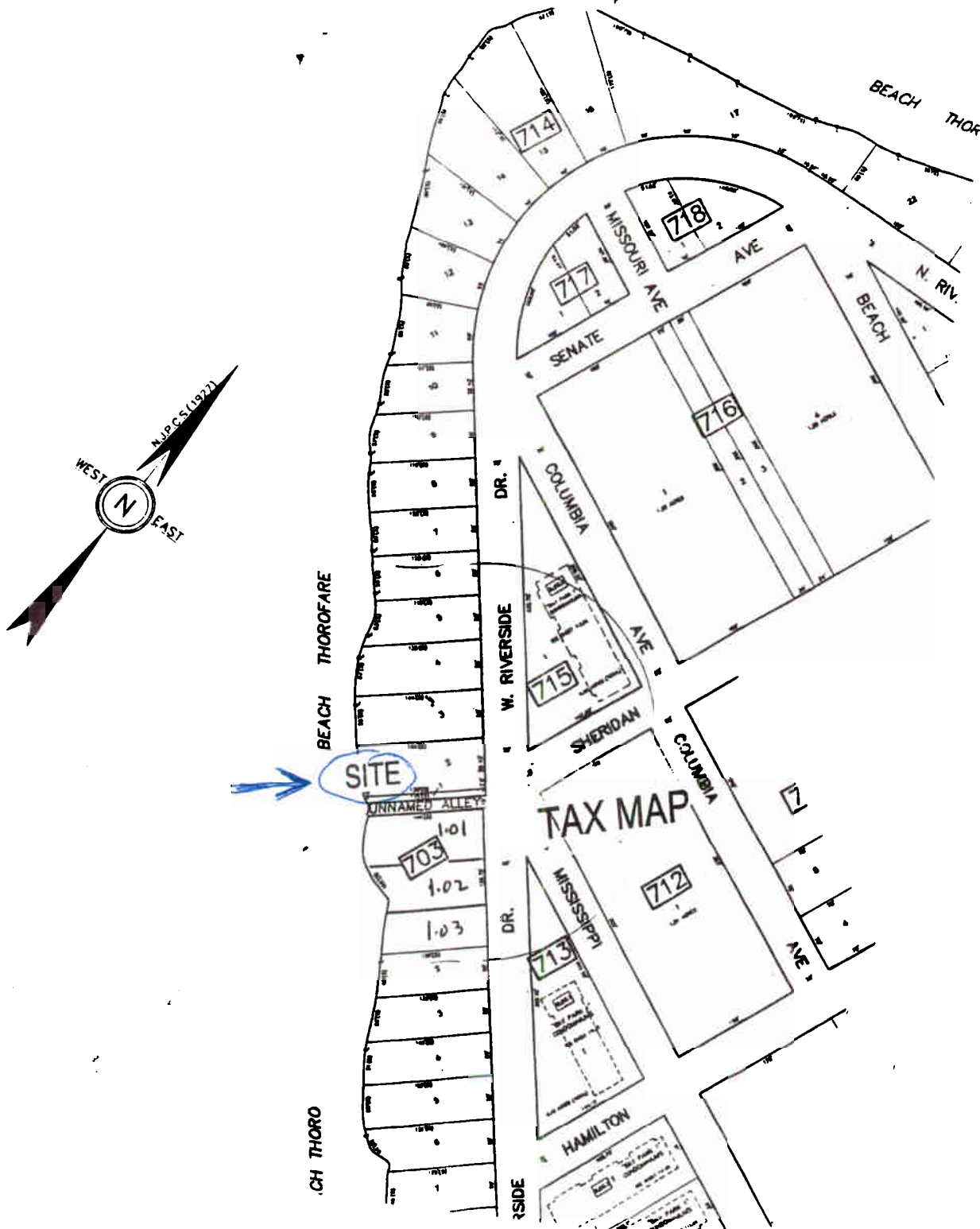
**TIDAL LEGEND 1929 DATUM**  
**ATLANTIC CITY PID JU2455-2005**

HIGHEST PREDICTED TIDE 10/18/2005		4.00'
MEAN HIGHER HIGH WATER (MHHW)	HTL	3.26'
MEAN HIGH WATER (MHW)		2.89'
MEAN LOW WATER (MLW)		-0.97'
MEAN LOWER LOW WATER (MLLW)	LTL	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
 BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
 ENGINEERS PERMIT APPLICATION  
 FOR RICHARD AND VICTORIA NEY  
 2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
 ROBERT J. CATALANO AND ASSOCIATES P.A.  
 PROFESSIONAL LAND SURVEYORS AND PLANNERS  
 1020 Atlantic Avenue, Atlantic City, N.J. 08401  
 (609) 345-1887 Fax (609) 345-3511



**TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005**

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW)	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

HTL

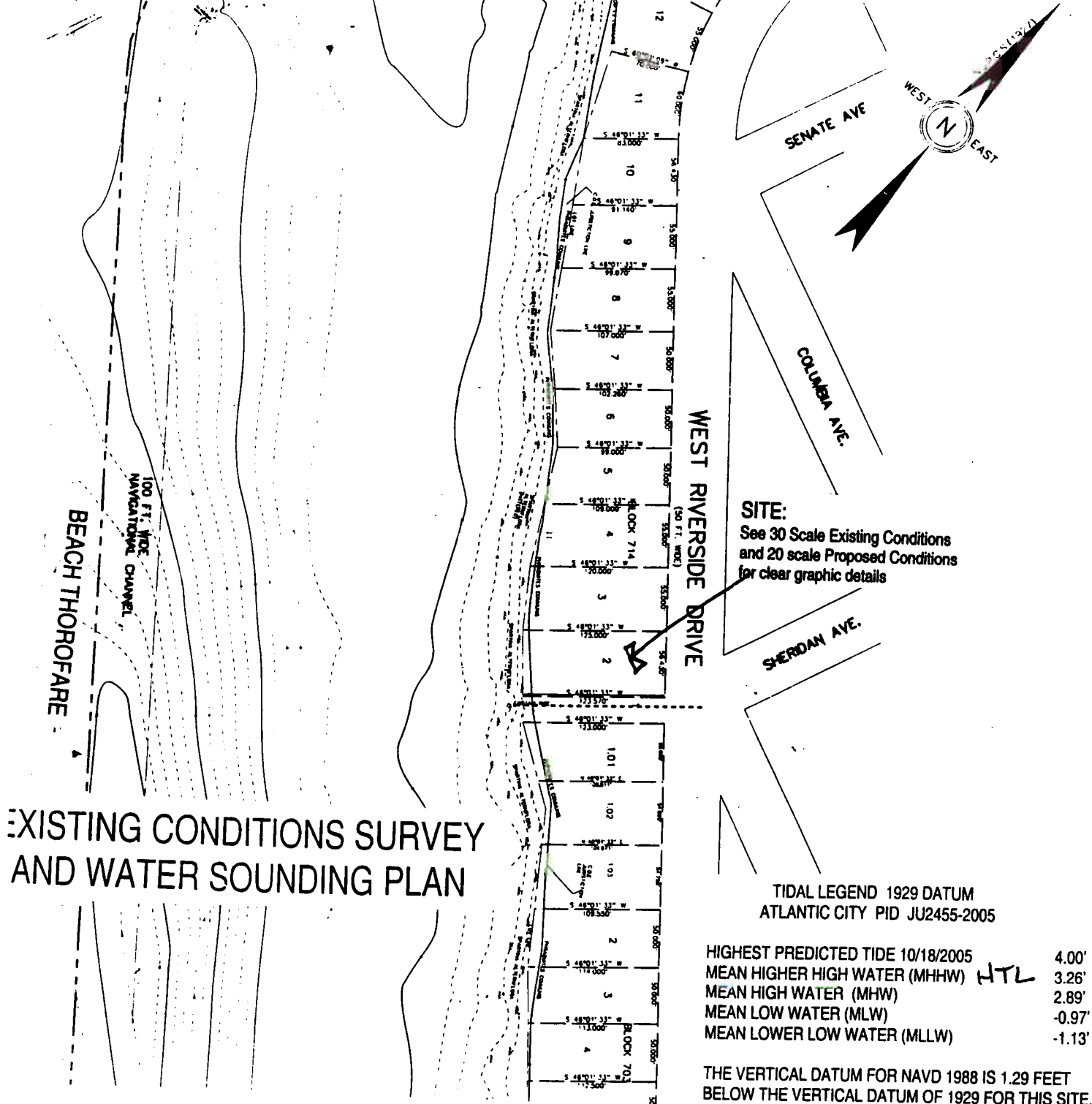
THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

Date October 10, 2005 W.O. 2005619 SHEET 2 OF 11





# EXISTING CONDITIONS SURVEY AND WATER SOUNDING PLAN

**SITE:**  
See 30 Scale Existing Conditions  
and 20 scale Proposed Conditions  
for clear graphic details

TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW) <i>HTL</i>	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005

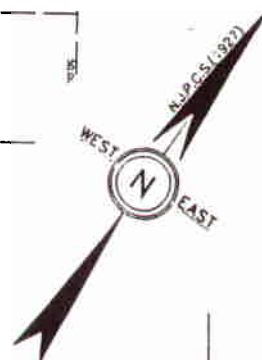
HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW) <i>HTL</i>	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

NOTE: ALL DOCKS ARE MORE THAN  
80 FEET FROM THE EDGE OF THE  
NAVIGATIONAL CHANNEL



100-FT. WIDE  
NAVIGATIONAL CHANNEL

BEACH THOROPFARE

Site

LINE OF MINUS 2 (MEAN LOW WATER)

WEST RIVERSIDE DRIVE  
(50 FT. WIDE)

Coe Line



Rev 6/08/06 - 3' m.l.w.

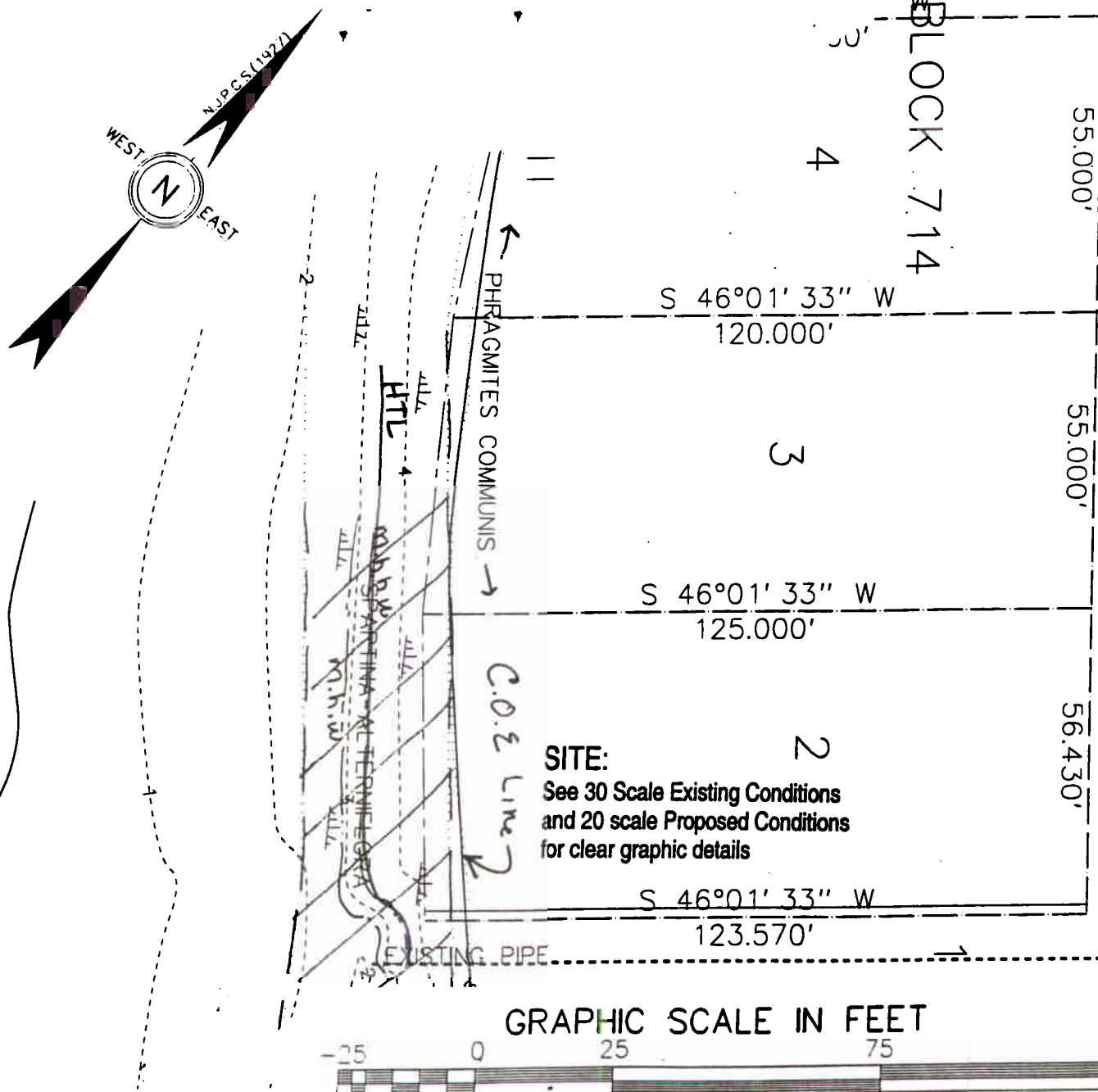
# PLAN SHOWING PROPOSED DOCK LOCATIONS FOR OSPREY ESTATES THROUGH PHASE 2

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

# WEST RIVERSIDE DRIVE (50 FT. WIDE)

BLOCK 714



**SITE:**  
See 30 Scale Existing Conditions  
and 20 scale Proposed Conditions  
for clear graphic details

## EXISTING CONDITIONS

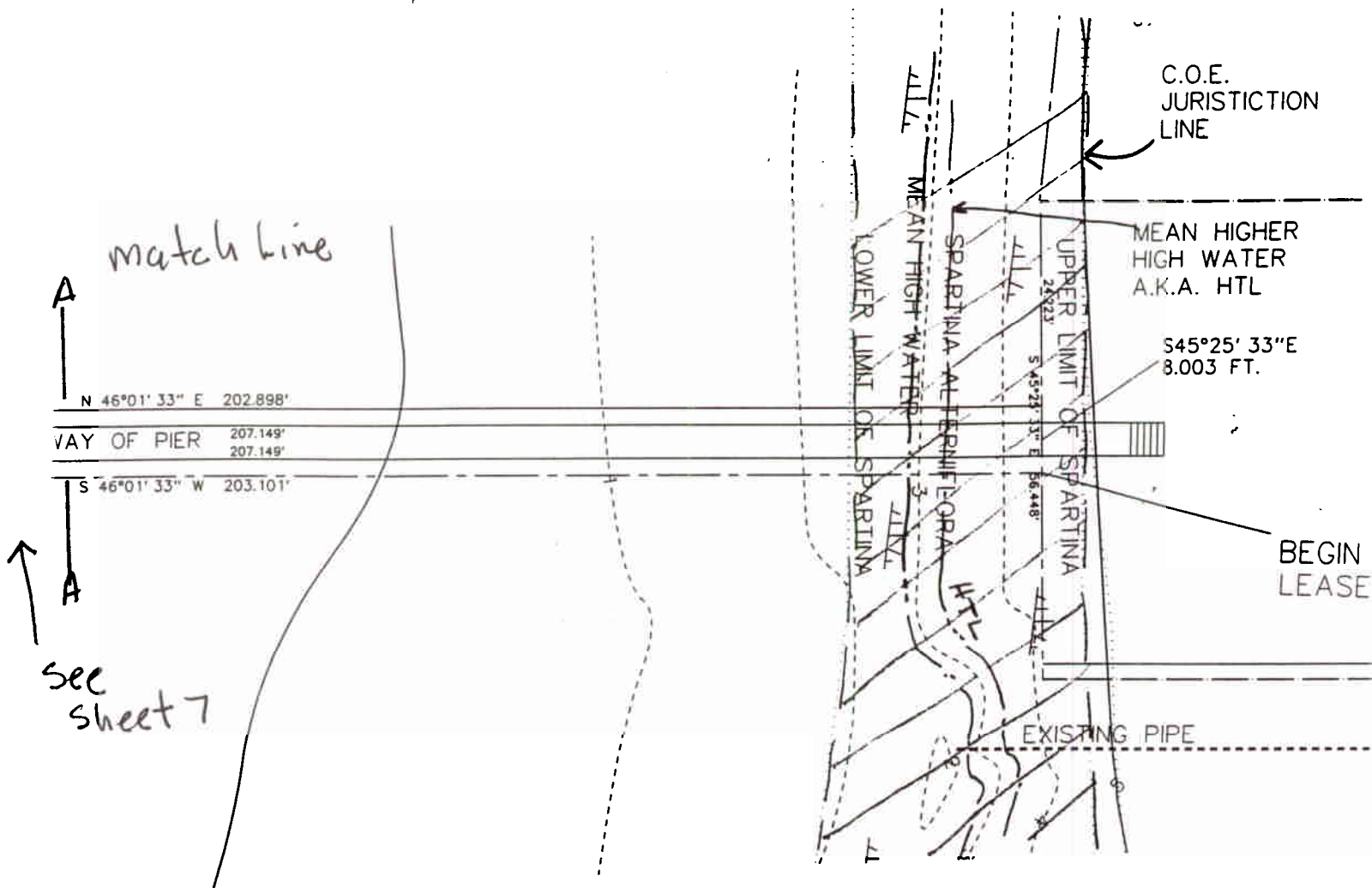
TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW)	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

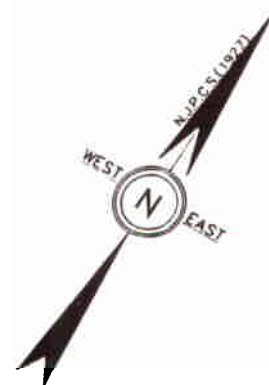
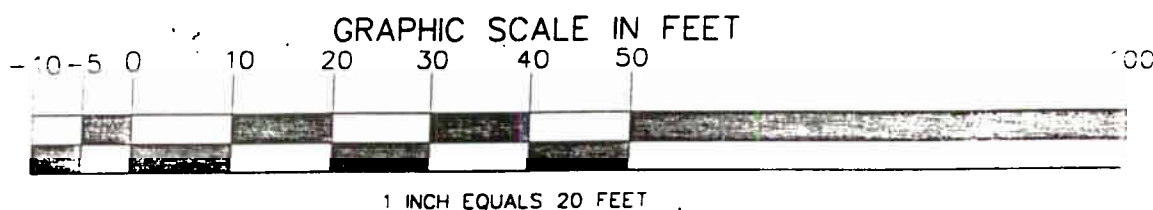
THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2  
  
VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511





## PROPOSED CONDITIONS



### TIDAL LEGEND 1929 DATUM ATLANTIC CITY PID JU2455-2005

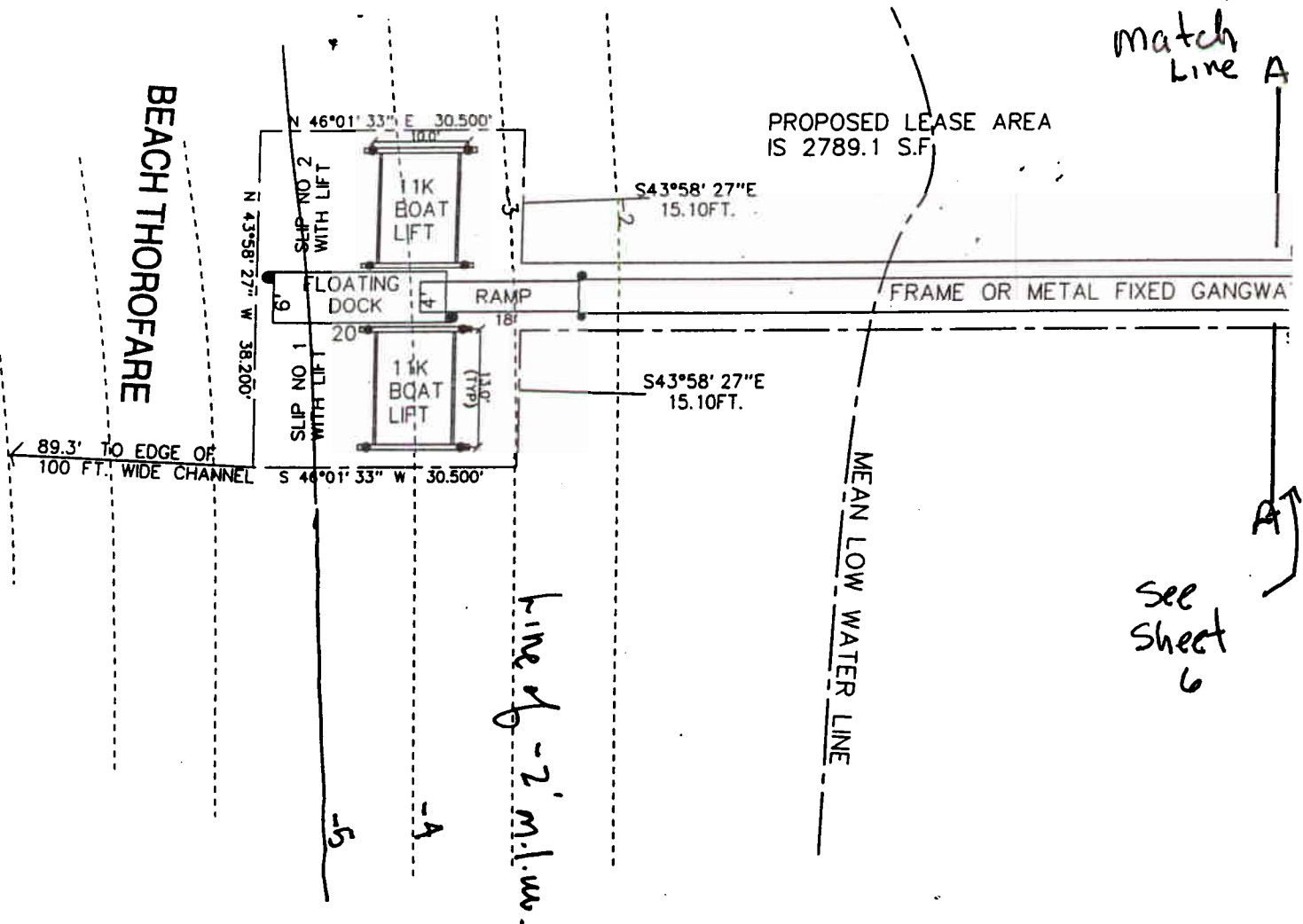
HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW)	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

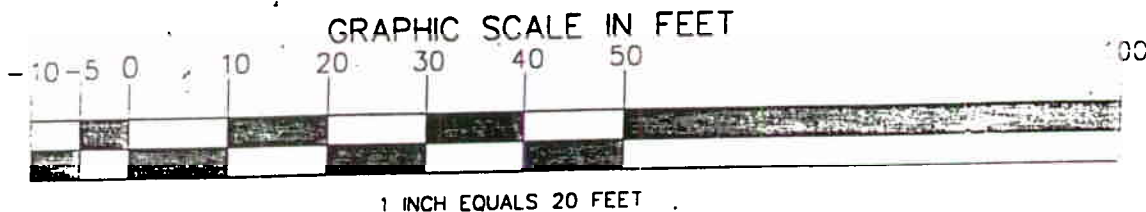
PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

Date October 10, 2005 W.O. 2005619 SHEET 6 OF 11



## PROPOSED CONDITIONS



TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW)	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

Rev 6/05/06 2' Low water Line

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

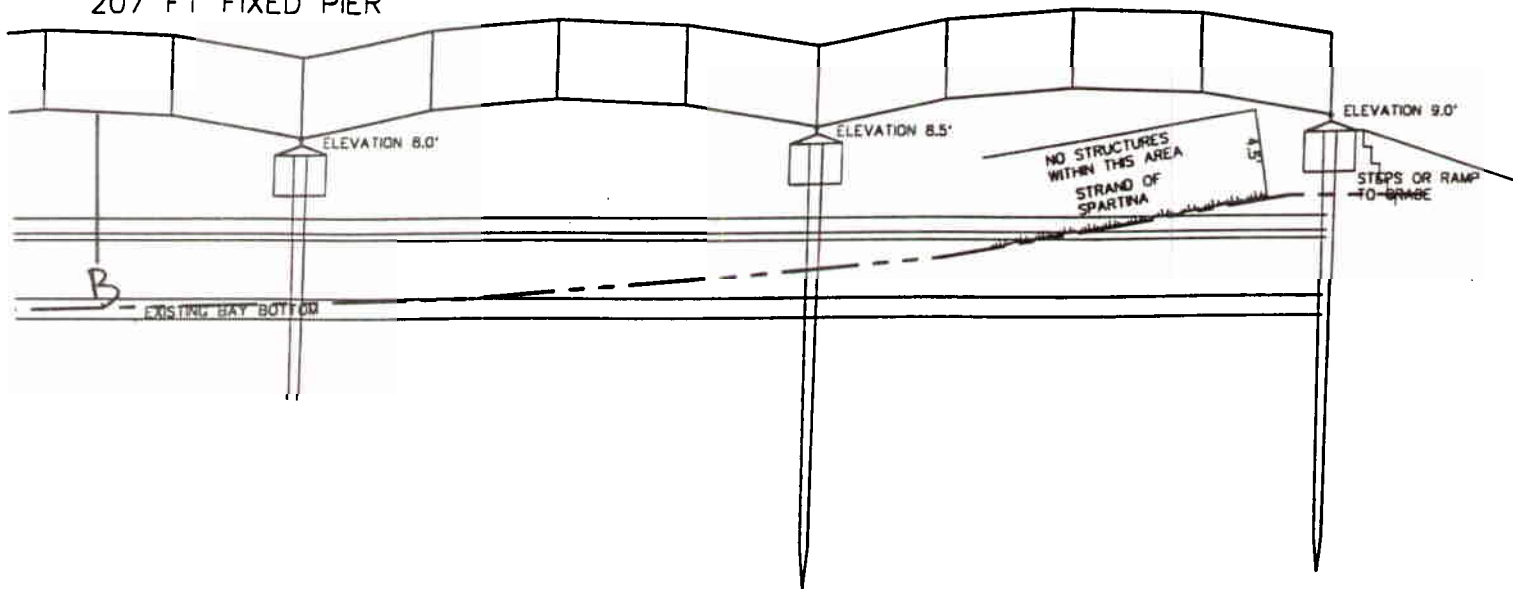
Date October 10, 2005 W.O. 2005619 SHEET 7 OF 11

match Line

B

207 FT FIXED PIER

See Sheet 9



**TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005**

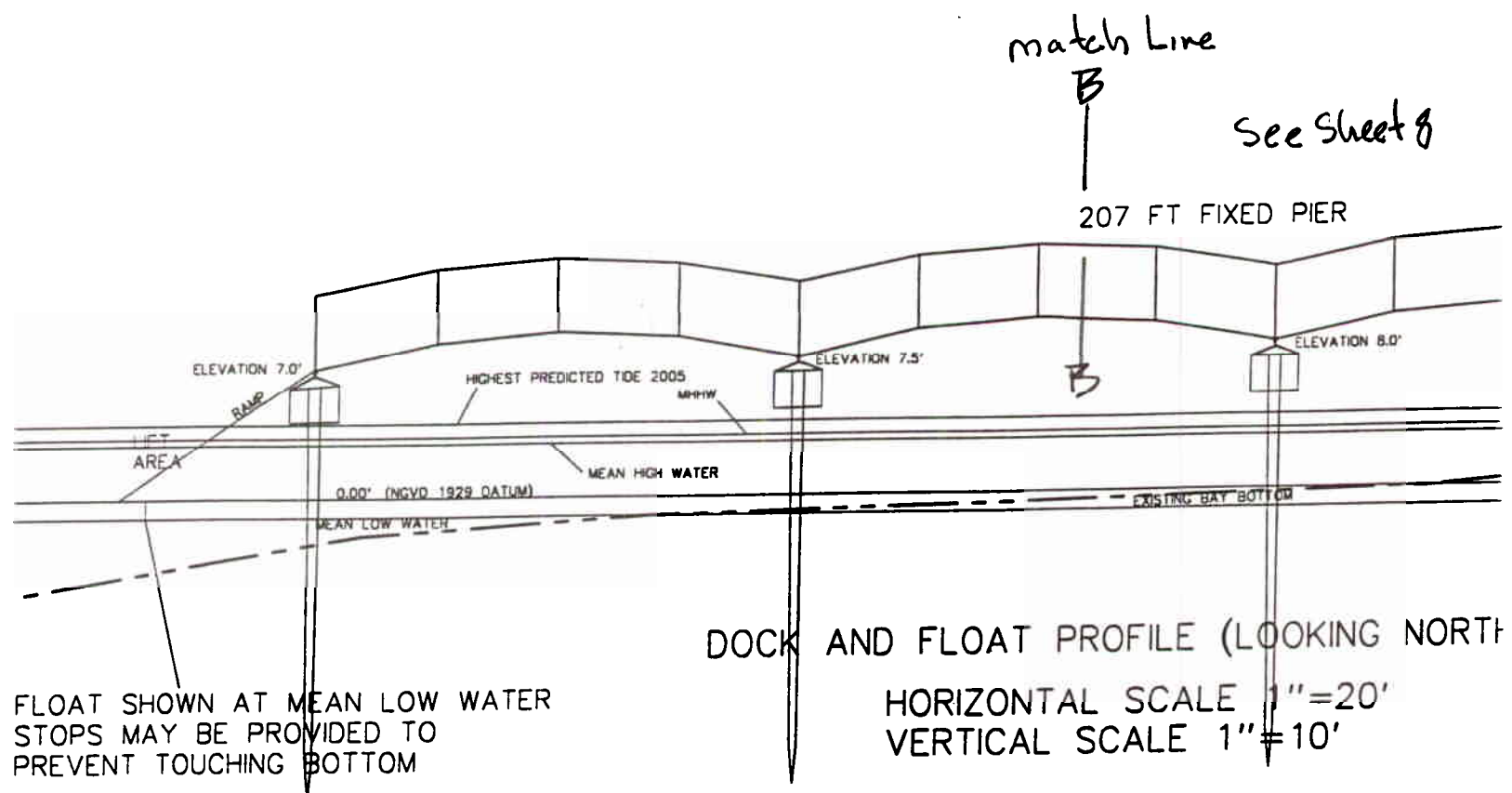
HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW) HTL	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

Date October 10, 2005 W.O. 2005619 SHEET 8 OF 11



**TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005**

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW) HTL	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

PILING

1. All piling shall be in compliance with the above docket and must be constructed of non-polluting material, such as, untreated natural lumber (such as cedar or other woods), concrete or other relatively inert products, such as plastic, vinyl or steel.

FIXED PIERS

2. All decking, joists, etc., shall be in compliance with the above docket and must be constructed of non-polluting material, such as, untreated natural lumber (such as cedar or other woods), concrete or other relatively inert products, such as plastic, vinyl or steel. Fasteners are to be galvanized, or equal. Spacing of decking shall comply with adopted standards.

FLOATING DOCKS

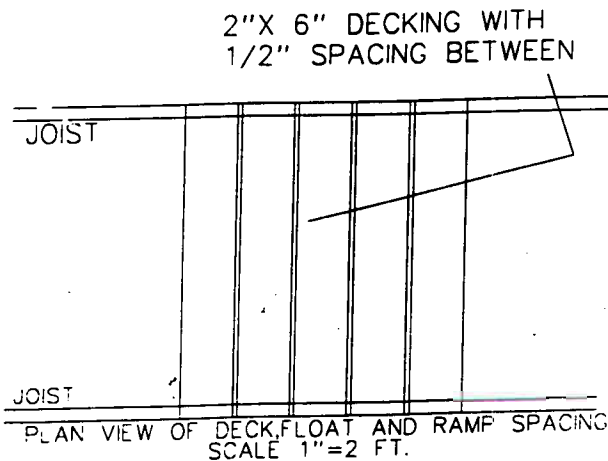
3. All materials used for the construction of the floats shall be in compliance with the above docket and must be constructed of non-polluting material, such as, untreated natural lumber (such as cedar or other woods), concrete or other relatively inert products, such as plastic, vinyl or steel. Fasteners are to be galvanized, or equal. Spacing of decking shall comply with adopted standards.

RAMPS

4. All ramps are to be constructed of inert materials.

GENERAL NOTES: All construction shall be made using the manufacturers recommendations. Due to the enormous selection and the continual updating of products available, actual detail sheets are not provided. However, like wood the methods of installation are very similar. Contractors are urged to use sound environmental judgment during all phases of the project, including but not limited to:

1. Jetting or driving of pilings during slack water if reasonably possible.
2. All cutting and fitting of pre-fabricated sections should be made on the upland.
3. Prevention of any materials from falling into the water area.
4. Complete clean-up of all trash or other un-used materials.



DECK, FLOAT AND RAMP SPACING

I hereby certify that this plan and graphic representations of the existing conditions are accurate. The proposed conditions are for review for compliance with the existing NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTIONS rules and policies. No Engineering design is proposed or intended by this office. Unless specified otherwise, Bearings refer to New Jersey's Plane Coordinate Ssystem (1927 Datum), and Elevations refer to NAD (1929 Datum)

Robert J. Catalano  
Professional Land Surveyor No 18612  
Professional Planner No 1600

TIDAL LEGEND 1929 DATUM  
ATLANTIC CITY PID JU2455-2005

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW) HTL	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

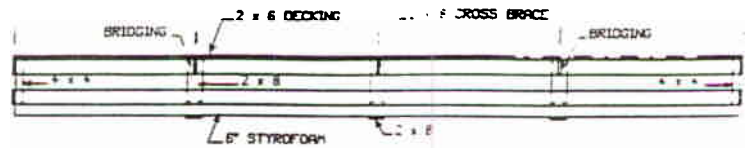
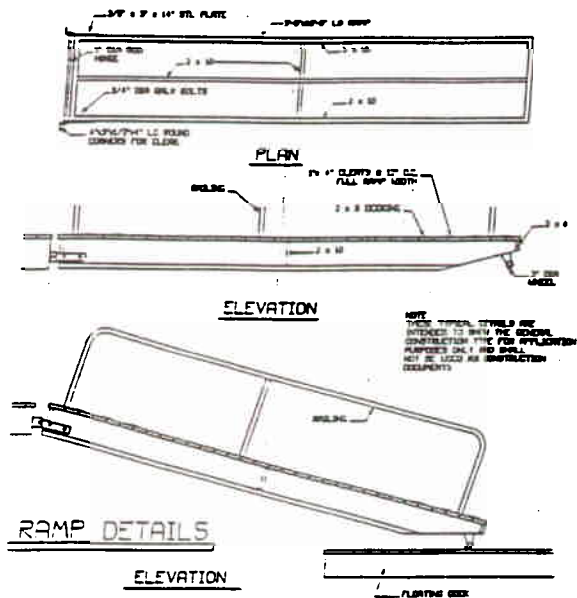
THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET  
BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

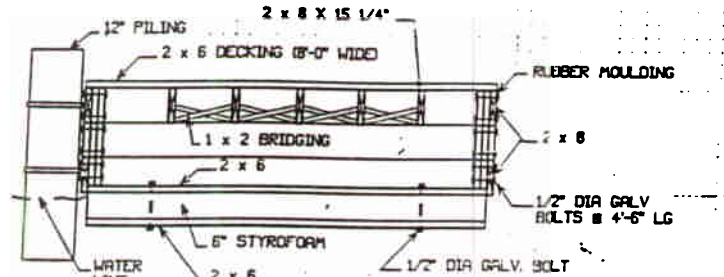
Date October 10, 2005 W.O. 2005619 SHEET 10 OF 11



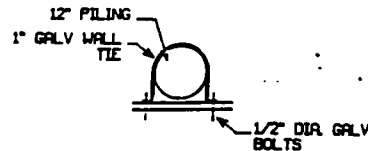


THESE TYPICAL DETAILS ARE INTENDED TO SHOW THE GENERAL CONSTRUCTION TYPE FOR APPLICATION PURPOSES ONLY & SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.

### SECTION C-C



### SECTION A-A



THESE TYPICAL DETAILS ARE INTENDED TO SHOW THE GENERAL CONSTRUCTION TYPE FOR APPLICATION PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.

I hereby certify that this plan and graphic representations of the existing conditions are accurate. The proposed conditions are for review for compliance with the existing NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTIONS rules and policies. No Engineering design is proposed or intended by this office. Unless specified otherwise, Bearings refer to New Jersey's Plane Coordinate Ssystem (1927 Datum), and Elevations refer to NAD (1929 Datum)

Robert V. Catalano  
Professional Land Surveyor No 18612  
Professional Planner No 1600

### TIDAL LEGEND 1929 DATUM ATLANTIC CITY PID JU2455-2005

HIGHEST PREDICTED TIDE 10/18/2005	4.00'
MEAN HIGHER HIGH WATER (MHHW) HTL	3.26'
MEAN HIGH WATER (MHW)	2.89'
MEAN LOW WATER (MLW)	-0.97'
MEAN LOWER LOW WATER (MLLW)	-1.13'

THE VERTICAL DATUM FOR NAVD 1988 IS 1.29 FEET BELOW THE VERTICAL DATUM OF 1929 FOR THIS SITE.

PLANS TO ACCOMPANY CORPS OF  
ENGINEERS PERMIT APPLICATION  
FOR RICHARD AND VICTORIA NEY  
2002 WEST RIVERSIDE DRIVE - BLOCK 714 LOT 2

VENTNOR CITY ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
1020 Atlantic Avenue, Atlantic City, N.J. 08401  
(609) 345-1887 Fax (609) 345-3511

Date October 10, 2005 W.O. 2005619 SHEET 11 OF 11